

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning

Date: February 6, 2013
Time: 2:00 a.m.
Location: Rose Caracappa Legislative Auditorium
North County Complex
Hauppauge, New York 11788

Members Present (13)

John Whelan – East Hampton
Jennifer Casey – Huntington
Matthew Chartrand – Islip
Carl Gabrielsen – Riverhead
Linda Holmes – Shelter Island (arrived at 2:15)
Barbara Roberts - Southampton
Tom McAdam – Southold
John Finn - Smithtown
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Glynis Margaret Berry – At Large
Kevin Gershowitz – At Large
David Calone – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning
Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
Andrew Amakawa – Research Technician
Colleen Badolato – Account Clerk Typist

Call to Order

- The meeting of February 6, 2013 was called to order by David Calone, Chairman, at 2:10 p.m.

The Pledge of Allegiance

Election of Officers for 2013 (taken out of order)

- Nominating Committee Chair, Commissioner Casey announces the 2013 nominees for Commission officers. There were no nominations from the Commission.
 - Election of Chairman of Planning Commission – David Calone elected Chairman by a unanimous vote.
 - Election of 1st Vice Chair of Planning Commission – Adrienne Esposito elected 1st Vice Chair by a unanimous vote.
 - Election of 2nd Vice Chair of Planning Commission – Michael Kelly elected 2nd Vice Chair by a unanimous vote.

Adoption of Rules of Proceedings for 2013 (taken out of order)

- Motion was made to maintain the same Rules of Proceedings as 2012 by the Nominating Committee Chair, Commissioner Casey, seconded by Commissioner Chartrand. Vote Approved: 12 ayes, 0 nays, 0 abstentions.

Adoption of Minutes

- The adoption of the December 2012 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Roberts. Vote Approved; 13 ayes, 0 nays, 0 abstentions.
- The adoption of the January 2013 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Roberts. Vote Approved: 13 ayes, 0 nays, 0 abstentions.

Public Portion – Tom Haring (did not provide spelling) of the Northeast Regional Council of Carpenters spoke in support of utilizing a union workforce and paying 'prevailing wages' in all IDA funded development projects, noting the Hampton Business District at the Gabreski Airport, an application being considered by the Commission.

Chairman's Report – Chairman Calone updates the Commission on the following:

- In addition considering several dozen regulatory items, the Commission highlights for 2012 include the following :
 - Conducted Commission meetings and tours at several municipal locations.
 - Hosted Suffolk County's first ever Housing Summit.
 - Efforts on solar permit streamlining won a national association award.
 - Hosted Empire State Development CEO and the State's first T.I.F. Symposium.
 - Hosted Suffolk's first ever Parking Symposium.
 - Hosting a meeting with the Towns and the County on permit streamlining.
 - The Protect and Grow Taskforce along with Legislature and Administration officials worked on sewer needs and its potential financing.

Chairman's Report (Continued)

- Finalized the "East End Wind Code" for all the east end towns to consider.
- Did a thorough revision of the Commission Guidelines.
- Looking ahead to 2013, much remains to be done on the critical issues that are key to Suffolk's future. In particular, we need to:
 1. Support economic development including farming and housing options.
 2. Promoting renewable energy and protect our natural resources particularly our drinking water.
 3. Work on making Suffolk more resilient in the face of future natural disaster.
- With these issues in mind the following items are on our agenda for 2013:
 - Encouraging Economic Development - we need to help;
 - Creating new sources of sewer infrastructure funding
 - Continue improving the permitting process
 - Work to support a sustainable agricultural economy
 - Finish Suffolk's first Comprehensive Plan in decades
 - Work with ABLI to pilot a 'Professional Certification' program for interior commercial alterations.
 - Support those towns adopting multi-family and T.O.D. codes
 - Look at how we can encourage rail and bus rapid transit ridership.
 - Help Towns and Villages to promote public safety and preserve historic resources.
 - Begin an annual economic development conference to promote Suffolk County's future.
 - Energy and Natural Resources – the Commission needs to help;
 - Implementation of the East End Wind Code.
 - Focus more on sewer infrastructure.
 - Create meaningful natural vegetation standards as a way of protecting the quality of our drinking water.
 - Incentivize clustering as a way to preserve open space in a resource constrained environment.
 - A wastewater symposium is planned for June 21st in Riverhead.
 - Resiliency;
 - Super Storm Sandy raised many issues of the region's storm preparedness.
 - A "Suffolk After Sandy: Recovery and Resiliency" event is being schedule.
 - Focus on what should come next for the "built environment" and the "natural environment".

Legislator Kara Hahn – of the Suffolk County Legislature mentioned the Chairman's recent 'Economic Gardening' presentation to the Legislative Committee on Economic Development. She also stated that she has been in talks with Suffolk County Community College regarding being able to properly match up the educational needs and retraining of Suffolk's workforce as we move into the future.

Director's Report – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division.

- Resolution 1128 was introduced at the Suffolk County Legislature that would allow the Division to accept money to finish the County's Comprehensive Plan, and an RFP is in the process of being prepared. The full Legislature could vote to adopt the Resolution at their next meeting.
- The illegal storage of cars on County protected farmland has been remediated
- The County has submitted another land bank application
- Water Quality Legislation recently passed, including Resolution 1009 regarding funding for investigating alternative means of sewage disposal, and Resolution 1013 for a study of cluster treatment alternative sewage disposal systems on the east end.

Commissioner Esposito reported that the NYS Governor's proposed 2013 Budget has both line items for Land Preservation and Farmland Preservation increased slightly from last year and that is expected to hold up through the Legislative process.

Guest Speaker

- **Augie Ruckdeschel**, of the Suffolk County Department of Economic Development and Planning, presented briefly the expected timeline from when the County Farmland Protection Program purchases development rights to when the NY State grant reimbursements are actually received for those purchases.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Town of Brookhaven's Wind Code modeled from the East End Wind Code**; after some deliberation the Commission directed the staff to consider its anticipated referral from the Town of Brookhaven as a matter of Local Determination.

The motion to approve the directive was made by Chairman Calone and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays, 0 abstentions.

- **Town of Huntington moratorium on wind turbine and related facilities**, referred by the Town of Huntington, received on January 16, 2013 – the Commission's jurisdiction for review is that the application is the adoption or amendment of a moratorium. The Town proposes a 90 day moratorium on the holding of hearings, issuance of approvals, granting and/or conditional use permits by Town agencies regarding the construction or installation of wind turbines and related facilities.

The staff report recommended approval of proposed 90 day moratorium with one comment. The Commission resolved to approve the proposed moratorium with two comments.

The motion to approve the application with two (2) comments was made by Commissioner Casey and seconded by Commissioner Kaufman, vote Approved; 13 ayes, 0 nays, 0 abstentions.

- **Hampton Business District (aka Gabreski – 3 Rogers Way)**, referred by the Town of Southampton, received on January 7, 2013 – the Commission's jurisdiction for review is that the application is adjacent to County Road 31 (Westhampton - Riverhead Road), Inter-municipal Boundary, County Airport and NY State Land. The applicant requests site plan approval for the construction of a 58,878 square foot one story multi-tenant building with 117 parking spaces, lighting, landscaping, and the partial pavement of an internal roadway known as Roger's Way. This application is for the

first building (Phase 1) in the Hampton Business District. The District is conceived to be a 10+/- acre mixed use campus style corporate park to be located within the Gabreski Airport Planned Development District. The proposed building is for research/development and light industrial purposes; no retail uses are proposed.

The staff report recommended approval of the site plan with five (5) comments for the consideration and use of the Town of Southampton. The Commission resolved to approve the proposed site plan with eight (8) comments.

The motion to approve the application with eight (8) comments was made by Commissioner Roberts and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays, 0 abstention.

Discussion

- The Commission discussed and voted on the 2013 Commission calendar and meeting locations. A Fisher's Island meeting location was discussed more extemporaneously but was not voted on.

The motion to approve the Commission Schedule except for the August meeting was made by 1st Vice Chair Esposito and seconded by Commissioner Kaufman, vote Approved; 13 ayes, 0 nays, 0 abstention.

- **Commissioner Berry** briefed the Commission on the intent of the upcoming wastewater symposium scheduled for June 21st in Riverhead.
- Commissioners had an open discussion regarding sewer infrastructure issues.

Meeting Adjourned (3:45 p.m.)

- The motion to adjourn the meeting was made by Commissioner Holmes and seconded by Commissioner Chartrand, vote Approved; 13 ayes, 0 nays, 0 abstention.